

Weare Open Space Committee
Minutes
4-25-06
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In attendance were: John Ciampi, George Malette, Steve Najjar, Andrea Alderman, Andy Fulton, all of the Open Space Committee. Sherry Burdick, Rad Betts, Ruth Jones, Betty Straw, and Malcomb Wright, all of the Mildred Hall Advisory Trust Committee.

Rod Hansen of the Goffstown News attended as a guest.

Steve called the meeting to order at 7:10PM.

The first part of this evenings meeting was held jointly with the Open Space Committee (OSC), and the Mildred Hall Advisory Trust Committee (MHATC).

The primary thrust of this evenings meeting is to make known the official designation of the Pine Hill Forest Property which, was officially agreed upon at the last meeting of the MHATC on 4-12-06, to be the Charles and Ethyl Eastman Conservation Area. Andrea made motion to accept the designation as proposed, which was 2nd by George. All voted in favor and the motion carries.

Discussion moved on to where to install the granite monument, which will be used to identify this property. The site chosen will be on Rt. 77, east of the old cemetery, which will also be the primary parking area. The secondary parking area chosen will be at the end of Pine Hill Rd. The Historical Society will determine the inscription on the granite marker. The size and shape of the stone monument hasn't been decided, but some thoughts focused on using a granite boulder, finished on one side, depicting some historical information about this property. Andrea moved that the granite marker be placed at the primary parking facility. George 2nd all voted in favor and the motion carries. Actual location of the granite marker within the parking area will be settled at a later date after the parking area is finished.

Rod submitted construction of a kiosk at the primary parking area to accommodate maps and brochures pertaining to this conservation area. Andy mentioned that a kiosk is a fine suggestion, and that it may be funded by a recently applied for grant through Northeast Utilities, the regional electric company. The parking lot itself will not be paved, and will be of crushed stone and gravel.

Steve delivered an overview of the recent events and developments relating to this property. He stated the title search is now complete, and no problems encountered. He requested the Finance Department to cut a check for title insurance on the property. The Planning Board recently approved the removal of Frank Ferrante's Property, of 20 acres, from the main parcel. A conservation restriction was placed on the 20 acres, also approved by Planning, stating that this 20 acre lot *cannot be further subdivided*. Frank still needs to get approval for his 8 lot subdivision. Steve continued that by June, Mr. Ferrante should have all his responsibilities, relating to this land sale, completed. Margaret Watkins, executive director of the PWA, is drafting the easement language, which will be reviewed by the Forest Society. NH Fish and Game will eventually become the backup easement holder. Leon Methot is managing the bond issuance, and Jan Synder, deputy town treasurer, is expected to secure the bond. Any other donations or grants gifted to this property will be deposited into the Conservation Fund- for instance, the Goffstown Fish and Game has donated \$1000.00 toward this project. There has been no LCHIP funded to this project. Steve acknowledged that the

B&M Railroad still owns the ROW through the property, though the rails were removed sometime in the 1930's. However, Steve doesn't deem this situation problematic because there are no postings prohibiting crossing the railroad bed. When a timber harvest is entertained, Steve proposed contacting Mr. French, owner of a large parcel of land on the Northern boundary. There is a network of old logging roads on his property that can be accessed for future logging purposes.

Steve commented that the finalization of this land purchase is well within the 120 day window, actually it's only 40 days into the project, and Frank's 8 lot subdivision is on tap for the next Planning Board session and no problems are expected. A Public Hearing will be conducted at the next Open Committee meeting, as stipulated by state law, to expend monies from the Conservation Fund for the purpose of purchasing land. And finally, the selectboard will tie up loose ends concerning legalities and closing financial matters.

Minutes of 4-05-06: the joint members reviewed the minutes of this special meeting of the OSC which finalized the verbiage of the easement deed of the Pine Hill Property Land. The following changes were suggested:

- In the 1st paragraph, page 1, the name "*Briggs*" shall be corrected to "*Bridges*".
- Page 3, 1st bullet, "*Briggs*" shall be changed to "*Bridges*".
- Page 3, 3rd bullet, 3rd line, "*studied*" shall be corrected to "*studies*".
- 4th page, 1st bullet, 1st line, correct "*tour*" to "*your*".
- Page 5, 1st paragraph shall be rewritten to read "*George disclosed that in his opinion Mr. Oliphant had not done his homework and was way off base with the realities of this land project*". John made motion to approve the minutes as revised, and Andrea 2nd. All voted in favor except for one abstention (Andy), and the motion carries.

The joint session ended at this point, 8:10 PM, and the OSC continued with its scheduled agenda.

Rod Hanson: A reporter for the Goffstown News was here this evening to gather information for a future article on the events that led up to the consummation and resultant acquisition of the Charles and Ethyl Eastman Conservation Area, which Steve gratuitously provided.

Minutes of last regular meeting: The minutes of 3-28-06 were reviewed by all members, and the following changes were proposed:

- Page 1, 4th line up from bottom, change "*alternatives*" to "*alternates*".
- Page 3, under the heading *Pat's Agenda*, 4th bullet down, 1st line, change "gleamed" to "gleaned".

Andrea made motion to accept the changes as suggested, and George 2nd. All voted in favor, and the motion carries.

Oliphant Property: Steve recommended inviting Henry Tiffany to the next regular meeting of the OSC without the presence of Tom Oliphant, since there are two different levels of negotiating between them, and the meeting with Henry should be non-public. Hopefully, Mr. Tiffany can attend. Steve distributed an updated appraisal to the members for their review. The estimated cost for this property being bandied around is \$350,000.00, or \$5469.00 an acre. There is a possibility that Henry will place some of his own property under conservation easement, providing the Oliphant deal is successful, effectively conserving 150 acres of open space compared to 64 acres, making this deal more attractive to the taxpayers. Steve submitted the appraisal bill to Tina Pelletier, town employee, on 4-23-06.

Adjournment: Andy made motion to adjourn and Andrea 2nd. All voted in favor, and the meeting adjourned at 9:01 PM.

Respectfully Submitted,

John Ciampi
Recording Secretary

cc: Town Clerk
BOS
Tina Pelletier
OSC Files